

Parcel 1 – 4501 E Warren Ave

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 65°42'14" EAST, A DISTANCE OF 1709.36 FEET TO THE SOUTHWESTERLY CORNER OF LOT 24, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF LOTS 24 THROUGH 21, SAID BLOCK 6, NORTH 00°08'15" WEST, A DISTANCE OF 100.92 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 21; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 21, NORTH 89°31'00" EAST, A DISTANCE OF 124.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 21; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 21 THROUGH 24, SOUTH 00°19'45" EAST, A DISTANCE OF 100.91 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 24; THENCE ALONG THE SOUTH LINE OF SAID LOT 24, SOUTH 89°30'55" WEST, A DISTANCE OF 124.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12,580 SQ. FT. OR 0.29 ACRES, MORE OR LESS.

Parcel 2 – 2176 S Clermont Street

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 62°41'35" EAST, A DISTANCE OF 1753.09 FEET TO THE SOUTHWESTERLY CORNER OF LOT 20, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF LOTS 20 AND 19, SAID BLOCK 6, NORTH 00°08'15" WEST, A DISTANCE OF 50.05 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 19; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 19, NORTH 89°31'03" EAST, A DISTANCE OF 124.33 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 19; THENCE ALONG THE

EASTERLY LINE OF SAID LOTS 19 AND 20, SOUTH 00°19'45" EAST, A DISTANCE OF 50.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 20, SOUTH 89°31'00" WEST, A DISTANCE OF 124.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6,226 SQ. FT. OR 0.14 ACRES, MORE OR LESS.

Parcel 3 – 2175 S Cherry Street

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 30; THENCE NORTH 47°21'49" WEST, A DISTANCE OF 1011.20 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 25, SOUTH 89°30'55" WEST, A DISTANCE OF 123.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 25; THENCE ALONG THE WESTERLY LINE OF LOTS 25 THROUGH 33, SAID BLOCK 6, NORTH 00°19'45" WEST A DISTANCE OF 213.02 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 33; THENCE NORTH 89°31'06" EAST, A DISTANCE OF 123.38 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 33; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 33 THROUGH 25, SOUTH 00°23'08" EAST, A DISTANCE OF 213.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 26,305 SQ. FT. OR 0.60 ACRES, MORE OR LESS.

Parcel 4 - 2135 S Cherry Street – PUD ZONING

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTER LINE OF SAID SECTION 30 TO BEAR SOUTH 89°32'22" WEST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30 AND A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 30; THENCE NORTH 39°41'40" WEST, A DISTANCE OF 1166.97 FEET TO A POINT ON THE EASTERLY LINE OF LOT 33, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, AND THE POINT OF BEGINNING; THENCE SOUTH 89°31'06" WEST A DISTANCE OF 123.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 33; THENCE ALONG THE WESTERLY LINE OF LOTS 33 THROUGH 36 INCLUSIVE, SAID BLOCK 6, NORTH 00°19'45" WEST, A DISTANCE OF 88.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 36; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 36, NORTH 89°31'12" EAST, A DISTANCE OF 123.29 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 36; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 36 THROUGH 33 INCLUSIVE, SOUTH 00°23'08" EAST, A DISTANCE OF 88.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10,862 SQ. FT. OR 0.25 ACRES, MORE OR LESS.